



OFFICE OF THE
BOARD OF SELECTMEN
TOWN OF MAYNARD

MUNICIPAL BUILDING
195 MAIN STREET

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**Selectmen's
Meeting Minutes
Tuesday, September 2, 2014
Room 201, Town Hall
Time: 7:00 pm**

Present: Chair William Cranshaw, Selectman David Gavin, Selectman Jason Kreil, Town Administrator Kevin Sweet, Assistant Town Administrator Andrew Scribner-MacLean and Admin. Assistant Becky Mosca.

(This public meeting was recorded).

Pledge of Allegiance

Public Comments – New wall art in Room 201 at Town Hall, Maynard Community Development Principles, great look in our meeting room.

Vic Tomyl comments, (1) Driving thru downtown Nason Street, it is a disgrace, ruts, water pools and issues with our sidewalks. (2) Does the Town have a Development agreement with the contractor (Developer/Property Owner) on Main Street. (3) Does the Town have any information on the Solar Farm we opened? (4) We still an issue with Streetlights. Chair asked TA at next BOS meeting on 9/16/14.

Acceptance of Minutes of August 14, 19 and 27th 2014

A motion was made by Selectman Cranshaw to approve the minutes of August 14, 2014 as amended. Second by Selectman Gavin. Vote 3-0. Motion approved

Minutes held for August 19, 2014 needs revision has too much detail.

A motion was made by Selectman Cranshaw to approve the minutes of August 27, 2014 as amended. Second by Selectman Gavin. Vote 3-0-1 (Kreil abstained). Motion approved

List of Correspondences (mail to the Selectmen's Office for September 2, 2014).

- a) Police Department monthly report July 2014
- b) Accountant monthly report July 2014
- c) Facilities monthly report June – August 2014
- d) Meeting Notice, REC, Aug. 21, 2014
- e) Meeting Notice, FinCom, Aug. 25, 2014

- f) Meeting Notice, BOH, Aug 26, 2014
- g) Meeting Notice, CC, Aug. 26, 2014
- h) Meeting Notice, BOS, Aug. 27, 2014
- i) Meeting Notice, CC, Aug. 28, 2014
- j) Meeting Notice, CPC, Sept 3, 2014
- k) Meeting Notice, COA, Sept. 4, 2014
- l) 14th Annual Harvest Golf Classic, Monday, Sept. 15, 2014
- m) 27th Annual River Cleanup, Saturday, Sept. 20, 2014
- n) Save the Date, 22nd Maynard Fest, Sept. 27, 2014
- o) MassDEP Electric Vehicle Incentive Program
- p) Comment from MBA, regarding the new parking area and electrical house.
- q) Peg Grant Report 2nd Quarter 2014 – Maynard
- r) Notice, Seasonal Flu Clinics, Oct. 14, 2014
- s) On-Call Engineering log of activities per dates, 7/15, 7/22, and 7/29

A motion was made by Selectman Cranshaw to accept the list of correspondences as shown. Second by Selectman Kreil. Vote 3-0. Motion approved.

Consent agenda

- a) Appointment to Maynard Green Community, John Edson

A motion was made by Selectman Gavin to approve the consent agenda as shown. Second by Selectman Kreil. Vote 3-0. Motion approved.

Request for (2) One-Day Special Permits at Maynard Elks. Dates, 9/20/14 and 9/27/14.

Florine Huminik, Manager of Elks Requested a one-day license on 9/20/14 for event for sale of Wine & Malt for consumption on site, picnic area and a one day license on 9/27/14 for the Gates Reunion Event for sale of beer only to be consumed outdoors in a roped off area.

A motion was made by Selectman Cranshaw to approve the One Day License Lic # ODL15-ELKS-092014, to the Maynard Lodge of Elks # 1568 for the consumption of All Alcohol on Saturday, September 20, 2014 from 12:00 to 8:00 p.m. Second by Selectman Gavin. Vote 3-0. Motion Approved.

A motion was made by Selectman Cranshaw to approve the One-Day License lic. # ODL15-ELKS-092714, to the Maynard Lodge of Elks #1568 for the sales & consumption of alcohol on Saturday, September 27, 2014 from 8:00 pm to 12:00 midnight. Second by Selectman Gavin. Vote 3-0. Motion Approved.

Appointment to Community Preservation Committee. Interview Thomas Hesbach was present to discuss his interest in joining the committee. This is a replacement for Diane Dahill and would fill her term.

A motion was made by Selectman Gavin to approve Thomas Hesbach 2 Chandler Street to the Community Preservation Committee with a term June 30, 2015. Second by Selectman Kreil. Vote 3-0. Motion Approved.

Request to refer Zoning Applications to Planning Board

Bill Nemser presented two requests for rezoning and asked, per MGL Chapter 40A section 5 that they are forwarded to the Planning Board.

A motion was made by Selectman Cranshaw to accept and move forward the zoning application request for 129 Acton Street. Second by Selectman Kreil. Vote 3-0. Motion approved.

A motion was made by Selectman Cranshaw to accept and move forward the zoning application for super market request for 129 Parker Street. Second by Selectman Kreil. Vote 3-0. Motion approved.

Historical Commission on Coolidge Building Re-Use Discussion with Jack MacKeen.
Ideas from Jack MacKeen, for re-use of the Coolidge Building.

1. Veteran Housing
2. Affordable Housing
3. Assisted Living

Rental units might be able to use CPC affordable housing funds.

Study from 2007 to upgrade building, estimated cost of approximately two million dollars.

Study from 2010 or 2011 upgrade costs around four to six million to bring building up to date.

Task the TA's office with getting new details on costs.

No response from School Committee to meet and talk to Historical about this building.

Comment from Sel. Cranshaw,

- Would need to split playground from lot. How much land is needed to support proposed uses? JK does not believe that analysis has ever been done.
- If we sold the building with restrictions, it would likely sell for less than market value. How do we compare the reuse of the building with opportunities that could have been achieved with the extra income?

School Committee member Ken Estabrook – Thinks that once the School Administration move from the building, it is back in the hands of the Town at the end of the budget season. FY15.

Comment from Ellen Duggan, This is a Historical building and we need to have a plan.

Cranshaw, Either by SC or BOS the building will be protected from damage through the winter.

Gavin, History – we need to find a use for this Building.

Maynard Golf Course Discussion.

ATA, Andrew Scribner-MacLean, will have the full report at the next BOS meeting, plans for re-use. Will have the past spring report updated with the changes that happened over the summer on new report.

Request for approval on contract for Maynard Golf Course for more than 3-years. Need between 5-10 years on contract.

Council on Aging Project

ATA, Andrew Scribner-MacLean, meeting this Thursday with COA at Maynard Golf Course. 10:00 a.m. Costs – framework for the facilities. Details to be worked out with the COA Committee. We think \$75,000.00 will be the cost to get this in process with some wiggle room. The furniture needs to be ADA compliant.

Gavin, would that include ramps? Yes, on deck along with carpet on floors, bathroom doors, electrical work, computer wiring and furnace. Rear exit. Ramp off deck.
BOS requested a walk thru. Invited to the meeting on 9/4/14 at Maynard Golf Course.

Naming of Public Spaces

Selectman Gavin commented he is back at the drawing board. Once again looking at our towns policies. (1) Thinks Maynard needs a policy to handle naming of public places. (2) Wants the BOS to be removed from this and give to Historical Commission. (3) Then to Town Meeting via a warrant article to have the residents vote on naming of public places.

Discussion of Special Town meeting Articles

TA Sweet discussed preliminary list.

- Planning Board likely to have two zoning articles. Town Accountant has a Prior Year Bill article.
- Maynard Golf Course contract for term in excess of 3 years. Per Board discussion, to be maximum of 5 years base term, with options.
- Blight By-Law.
- Liquor license Home Rule Petition.
- Re-allocation of spending from old article. Will be for conversion of golf club house space for COA, special counsel funding, with remaining split between capital stabilization and OPEB
- TA suggests no action on free Cash.
- TA will review revenue assumptions to accommodate operating budget changes such as new contracts.

Chair requested Board members hold September 22nd for meeting if necessary to act on articles. Possible joint meeting with Finance Committee.

Economic Development updates

- Talked with a Brewery, they are looking at space in CTP – They want and need to stay nameless at this time.
- CTP – has a business that is rated one of the top growth companies in the telecommunication field, Aecia
- The empty Walgreens building – Talked with Brothers Market but not willing to jump in at this time because of 129 Parker Street location. Lease on building still with Walgreens.
- Meeting on 9/3/14 with Bill Nemser, Jon Witten and group from 129 Parker Street follow up.

TA Report

- Current phase of LED, Street Lights replacement is 99.5% complete; NStar was out, ramps and poles down around parking lot municipal done. Cap on wall is being completed this week. The (2) added parking spaces on Nason, need to be marked and painted.
- Art work on wall, we have (2) sketches for concept design, Assabet River with a couple of loons.
- Veterans Chair, POW/MIA is in process of being ordered, working out the details with Veteran Officer.

ATA Report

- COA Staffing, The COA board is in discussions of where we go and where do we want to go for manager structure. We need experts in the field. Working with both Acton/Stow, write a joint CIC grant. Need to understand the scope of work. Money in current budget should cover the needs for the balance of year.

Chair:

- Rep. Kate Hogan will be at next BOS meeting 7:30 pm to discuss senior tax relief. 9/16
- Fire Department will present awards and recognize retiring firefighter Gerry Byrne at the next BOS meeting. 9/16. Meeting to begin at 6:45 pm.
- Any news on the Cultural District hearing? Yes, ATA is scheduling, should be early October.
- Reviewed draft of response to Planning Board regarding 49/51 Waltham Street, filing. Board members approved sending the letter.

Selectman Cranshaw:

- Comment on Letter from Senator Eldridge on the Housing, that a member of board must live at the housing. TA, Yes and I member does live at the housing.
- Sign in front of the Fire Station, should have a message about the State Election. Kreil requested Town Hall sign also.

Selectman Kreil: None

Selectman Gavin:

- Sign at the new Mobil station is incorrect, internally illuminated LED. Lighting issue. ATA, indicated the application for the sign was approved.
- Are we all set with the CPC applications? TA will take care of the applications.
- Lights at the High School are left on all night. Can we have the lights turned off at night? Request for TA to reach out to Dr. Gerardi.

A motion to adjourn the meeting was made by Selectman Gavin. Second by Selectman Kreil. Vote 3-0. Motion approved.

Time: 10:35 pm

Approved: _____

Date:

Jason Kreil

Selectman, Jason Kreil, Clerk

Initials: BJM